



JAN 31 2013

County of Fairfax, Virginia

MEMORANDUM

DATE: 1/29/2013

TO: Distribution List

FROM: Barbara C. Berlin, AICP
Director
Zoning Evaluation Division
Department of Planning and Zoning

SUBJECT: Development Plan Analysis

REVITALIZATION

REFERENCE: Application No. **RZ/FDP 2013-DR-002, PCA-C-220 (Writ LP)**
Development Plan: Included ☒ Not Included ☐

Case Information

Staff Coordinator: Nick Rogers
Pre-Staffing Date: 12/17/2012 Staffing Date: 1/24/2013
Tentative PC Date: TBD
Tentative BOS Date: TBD

Attached for your review and comment is the Rezoning Statement/Final Development Plan of Justification, Location map and Development Plans (if available) for the subject application.

Action addressees are requested to provide written comments to this office to staff coordinator by **2/12/2013** to be considered in preparing staff's recommendation on this application. Information addressees who wish to submit comments should provide them by the same date.

Information Addressees

— Clerk to the Board of Supervisors
Attn: Cathy Chianese

— Planning Commission Executive Director
Attn: Barbara Lippa

— Economic Development Authority
Dir. of Market Research and Communication
Attn: Nate Edwards

— DPZ-ZED Division Director
Barbara Berlin, AICP

— DPZ-ZED Branch Chiefs

— DPZ-ZED Chief, Proffer Interpretation Branch
Attn: Kevin Guinaw

— DPZ-ZED Admin Asst. IV Legal Notices
Attn: Lori Mallam

— Dept. of Facilities Mgmt. Analyst, Property Mgmt. Div.
Attn: Marguerite Guarino

— Dept. of Information Technology Network Services Div.
Radio Engineer, Radio Center

— Southeast Fairfax Dev. Corp.
Attn: Tony Fontana
*MV or LEE cases only

— Dept. of Family Services Adult Aging Services
AAA, B-3-708
Attn: Jacquie Woodruff

Action Addressees

— DPZ- Planning Division Chief, Env. & Dev. Review Br.
Attn: Pam Nee

— DPZ Chief Zoning Inspector
Attn: Joe Bakos
*CSPA Applications only

— DPWES Site and Addressing
Attn: Hallala Faraj

— DPWES Sanitary-Sewer
Attn: Gilbert Osei-Kwadwo

— VDOT
Attn: Deborah Townley

— Fire & Rescue Dept. Information & Technology
Attn: Eric Fisher

— Fire Prevention Div Plans Review Section
Attn: Dave Thomas/Sandra Ward

— Fairfax County Public Schools Facilities Svcs. Division
Office of Design & Construction Services
Attn: Weldon Spurling

— Fairfax County Public Schools Office of Facilities Planning

— Fairfax County Water Authority Planning & Engineering Div.
Manger, Planning Dept.
Attn: Traci Goldberg

— Dept. of Transportation Transportation Planning
Chief, Site Analyst Section
Angela Rodeheaver

— Dept. of Housing & Comm. Dev. Housing Development Div.
Housing Development Officer
Attn: Charlene Fuhrman-Schulz

— Dept. of Tax Administration Real Estate Division
Acting Director
Attn: Tim Shirocky

— Dept. of Health Div. of Environmental Health Technical Review and Information Resources
Attn: Kevin Wastler

— Fairfax County Park Authority Planning & Development Div.
Plan Review Coordinator
Attn: Lynne Johnson 4th fl.

— Virginia Department of Forestry Forester
Attn: Jim Mc Glone

— Northern Va Soil and Water Conservation District
Attn: Willie Woode

— Planning Commissioner Dranesville District

— Board of Supervisors Dranesville District

— Office of Community Revitalization/Reinvestment
Attn: Barbara Byron
*CRD or Tysons Cases only



REVITALIZATION



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: PCA-C-220

RECEIVED
 (Assigned by Planning & Zoning Department)
 NOV 28 2012
 Concurrent with RZ/FDP 2013-DR-002
 Zoning Evaluation Division

APPLICATION FOR A REZONING (PLEASE TYPE or PRINT IN BLACK INK)

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), WRIT LP

, the applicant(s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the PDH-40, HC, SC District to the PRM, HC, SC District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

APPLICATION TYPE(S):	PCA	(<input checked="" type="checkbox"/>)	CDP	(<input type="checkbox"/>)	FDP	(<input type="checkbox"/>)	CDPA	(<input type="checkbox"/>)	FDPA	(<input type="checkbox"/>)
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LEGAL DESCRIPTION:

Near Beverly Manor			09789	1075
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

30-2			30B	4.28 acres
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

1350 Beverly Road, McLean VA 22101

ADVERTISING DISCRIPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

Southwestern quadrant of the intersection of Fleetwood Road and Beverly Road

PRESENT USE: Multi-family building

PROPOSED USE: multifamily buildings

MAGISTERIAL DISTRICT: Dranesville

OVERLAY DISTRICT (S): SC, HC, McLean CRD

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Lori R. Greenlief

Type or Print Name

McGuireWoods LLP 1750 Tysons Blvd, Ste 1800 Mcle

Address

L.R. Greenlief
 Signature of Applicant or Agent

(Work) (703) 712-5433

(Mobile)

Telephone Number

Please provide name and telephone number of contact if different from above:

DO NOT WRITE BELOW THIS SPACE

Date application accepted: January 24, 2013

PCA 2012-0264
 1/24/13

Fee Paid \$13,640

REVITALIZATION



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: RZ/FDP 2013-DR-002

(Assigned by staff)
RECEIVED
 Department of Planning & Zoning

Concurrent with
 PCA-C-220

OCT 05 2012

Zoning Evaluation Division

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Lori R. Greenlief
 Type or Print Name
 McGuireWoods LLP 1750 Tysons Blvd. Ste 1800 Mc
 Address

L.R. Greenlief
 Signature of Applicant or Agent
 (Work) (703)712-5433 (Mobile)
 Telephone Number

Please provide name and telephone number of contact if different from above:

DO NOT WRITE BELOW THIS SPACE

Date application accepted: January 24, 2013 *Virginia Ruffner* Fee Paid \$ 34,005.00

RZ/FDP 2012-0223/0224 *MAC*
01/24/13

NARRATIVE STATEMENT OF JUSTIFICATION

for

THE ASHBY AT MCLEAN

Rezoning Application

WRIT LP

Tax Map # 30-2((1))30B

October 5, 2012

RECEIVED
Department of Planning & Zoning
OCT 05 2012
Zoning Evaluation Division

CURRENT CONDITIONS AND OVERVIEW OF PROPOSAL

This application presents a realistic and viable opportunity to revitalize a dated site within the McLean Community Business Center (CBC) and to catalyze the desired transformation of the CBC into the community-serving, pedestrian-focused mixed-use environment envisioned in the Comprehensive Plan. The Ashby Apartments represent the suburban-style development efforts of the late 1970's, which included large expanses of surface parking and buildings placed internal to the site with only minor attention paid to the site's relationship and connections to the urban grid, adjacent streets, and surroundings. This pattern is exactly what the current plan for the McLean CBC seeks to change. "What is immediately clear is that the Central Business Center (CBC) is a mass of surface parking lots and buildings with very little vegetation surrounded by a very lush and green residential area". (*McLean, A Vision for the Future Now*, 1997, Placemakers Design Group, Inc.). Throughout the McLean Community Business Center section of the Comprehensive Plan, reference is made to the current CBC lacking focal points or vistas and the need to update the physical characteristics throughout the CBC.

The proposed project aligns with the Comprehensive Plan goals to create a more integrated, activated, pedestrian-oriented mixed-use environment in the McLean CBC and provides the following positive elements for the site and the CBC:

- The addition of 253 multifamily units in a logical location within the CBC, one where the bulk of the existing multifamily units are located and adjacent to the future North Village area
- The addition of ADU and workforce units, which currently are not provided on the site
- The provision of approximately 14,500 square feet of quality, neighborhood serving, first floor retail space
- The creation of an active, engaging Beverly Road street frontage by relocating first floor retail activity to the street edge and activating the pedestrian realm; streetscape improvements fully embody the guidelines of the McLean Open Space Design Standards
- The elimination of the large expanse of surface parking currently on the site, replacing much of it with landscaped open space

Narrative Statement of Justification
The Ashby Apartments Rezoning
October 5, 2012

- The enhancement of the existing mid-block pedestrian connection between Fleetwood Road and Beverly Road by placing the open space and gathering areas adjacent to the path
- Placing almost all parking for both the existing building and the proposed buildings underground
- The ability to create synergy with the proposed redevelopment to the southwest (Lot 61)

Specifically, in order to effectuate the changes described above, WRIT LP (the "Applicant") requests a rezoning of approximately 4.28 acres of property (the "Property") from the PDH-40 District to the PRM District, Tax Map Reference 30-2((1))30B. A discussion of the application's conformance with the applicable standards for approval is set forth below.

DESCRIPTION OF SITE DESIGN

The existing 12-story building contains 256 residential units as well as some first and second floor service-oriented retail and commercial office uses. The application includes a conceptual development plan/final development plan (CDP/FDP) that depicts the addition of four (4) buildings to the site, essentially wrapping the outside of the existing U-shaped building. An extensively landscaped area will exist between the existing and proposed buildings, providing both vehicular and pedestrian connectivity through the site and landscaped common areas. The proposed buildings vary in height from 4 stories to 10 stories and will contain a total of 236 units. In addition, we propose to change the use of approximately 18,000 SF of commercial space into 17 new residential units, bringing the proposed total number of units to 253. The majority of the new residential square footage and the location of the first floor retail element are oriented to Beverly Road. A landscaped focal-point drop-off area is shown between the existing and the proposed buildings. A new gateway or arched entrance along Beverly Road entrance will lead directly to the new drop-off area and traffic circle which serves three of the four buildings on site. A tree-lined drive will then continue through to Fleetwood Road to serve the fourth building. The streetscape along Beverly Road, as well as the remainder of the perimeter of the site, will be enhanced with additional landscaping. There will be several landscaped open space areas internal to the site as well. Access to the garage, which will serve the entire complex, will be at the northern portion of the property. All parking (816 spaces) will be provided in the underground garage. A 20% reduction in parking for the retail component is requested given the site's location within a Commercial Revitalization District. The Applicant would consider a further reduction in the residential parking requirement if such a change is supported by Fairfax County. The redevelopment will result in an increase in pervious surface, therefore stormwater management measures are not required. A tree box filter will be provided in the eastern portion of the property that will satisfy the BMP requirement for phosphorus removal.

DESCRIPTION OF ARCHITECTURE AND COMPLIANCE WITH MCLEAN CBC DESIGN STANDARDS

The proposed new buildings on the Ashby site provide a singular opportunity to transform the character of the existing 1970's multi-family high-rise site. The existing building is surrounded by surface parking and has an awkward relationship with the street. This arrangement stands in sharp contrast to the community envisioned urbane and walkable Downtown McLean character. The style of the existing building can best be described as a "1970's modern tan and brown brick slab building." The new buildings facing Beverly will be designed in a contemporary style based on classical design principles. The buildings will have a Base, Middle, and Top as is consistent with classical design principles. The buildings will have an articulated retail base (first floor), retail storefronts, and a tall first floor to create viable and desirable retail space. Since the first floor is where pedestrians will interact most closely with the building, the details will be scaled to the human. The floors above will be residential and the façade organization will be primarily vertical, as is typical of traditional façade composition principles. Also consistent with traditional façade principles, the top of the buildings will be designed with a cornice to create an articulated horizontal terminus. Primary façade materials for the Beverly Road buildings will be masonry to convey a quality and sense of permanence and to contribute to the overall desired CBC character. The signature element of the building will be a prominent passageway with building above through which cars and pedestrians will pass to arrive at a drop-off within a newly formed courtyard space before continuing along a narrow lane that will arrive at the western most building. The other two proposed buildings on the site will be designed with similar principles to harmonize as an ensemble.

The Comprehensive Plan outlines general and specific design principles for the McLean CBC in order to provide clear parameters for the transformation of the CBC into a pedestrian-oriented environment. This proposal includes the activation of Beverly Road, transforming it from a suburban sidewalk atmosphere adjacent to parking lots to an engaging, pedestrian-oriented realm utilizing the design guidelines stipulated in the Plan. A 5-foot wide brick-paved sidewalk with concrete dividers spans the Beverly Road frontage and is separated from the vehicular realm by an area landscaped in accordance with the design guidelines. Ample hardscape space is provided between the sidewalk and the building façade to allow for retail entries, outdoor seating and the like. Appropriate street furniture and streetscape elements (benches, planters, trash receptacles, lighting, signage and bike racks) will be provided along the streetscape.

COMPLIANCE WITH RESIDENTIAL DEVELOPMENT CRITERIA (*APPENDIX 9 of the Comprehensive Plan, Land Use Section, Policy Plan*)

For the reasons stated below, the subject rezoning fully complies with the applicable Residential Development Criteria contained in *Appendix 9 of the Fairfax County Comprehensive Plan, Land Use – 2011 Edition*. Specific compliance with the Criteria is as follows:

I. **SITE DESIGN.** As shown on the CDP/FDP, thoughtful, high quality site design is proposed to create a pleasant and safe pedestrian experience along Beverly Road, as well as create green and open space within the site for the residents. The elimination of the existing surface parking results in significant environment and psychological benefits as discussed below.

(A) **Consolidation.** The entire existing Ashby Apartment complex is located on a single lot. The proposal will enhance the development of this lot and update the development to current design trends and standards for mixed-use development. As previously mentioned, this proposal should track through the zoning process together with the adjacent parcel and while not consolidated, a synergy between the projects is anticipated.

(B) **Layout.** The proposed layout provides a logical and uniform plan to revitalize the current dated apartment complex. Building placement along Beverly Road will activate that street frontage as opposed to the current retail within the existing building, which is set back into the lot. The more intense (with respect to height and use) portions of the proposal are located along Beverly Road, adjacent to other commercial uses. Logical, purposeful and useful open space areas are located throughout the site for the use of residents and the public.

(C) **Open Space.** Open space in excess of Zoning Ordinance requirements is provided onsite. A major achievement of this proposal is the undergrounding of the existing (and proposed) parking resulting in the "greening" of much of the existing surface parking lots.

(D) **Landscaping.** Extensive landscaping is proposed throughout the property for beautification and focal point purposes.

(E) **Amenities.** The existing development has a pool, fitness center, business center, deli, and some service retail. In addition to these amenities, the redeveloped site will include increased open space and tree plantings and secure parking in the underground garage.

II. **NEIGHBORHOOD CONTEXT.** The existing Ashby Apartments and the McLean House Condominiums are the only multifamily structures in the immediate vicinity and they are predominant in the landscape of the area. Attention has been paid to transitioning the heights of the proposed buildings based on the adjacent uses. The proposed buildings will be architecturally designed to be compatible with the McLean CBC vision, yet also compatible with the existing Ashby building. As described above, the buildings will be a contemporary style that is based on classical design principles with a Base, Middle, and Top. The tallest building will be located along Beverly, while the other buildings will act as a transition to a lower scale compatible with the surrounding context. The open space areas have been specifically located in order to enhance the existing mid-block pedestrian path that connects Fleetwood Road and Beverly Road.

III. ENVIRONMENT. As previously stated, this proposal affords the opportunity to convert vast expanses of surface parking to green, open space. The ability to provide such an increased amount of green space and the fact that the proposed buildings are located in areas that are currently surface parking, results in a decrease in impervious surface on the property. Energy efficiency will be a goal for the new residential units.

IV. TREE PRESERVATION AND TREE COVER REQUIREMENTS. The majority of the existing site is covered by parking lots and building. Several tree preservation areas are shown on the north side of the existing building. Extensive landscaping is provided in the areas of new construction. Tree preservation targets will be met and tree cover requirements will be exceeded on the site.

V. TRANSPORTATION. The proposed development plan consists of 253 residential units and 14,500 SF of retail space. In order to calculate the trip generation for the proposed mixed use development, Gorove Slade, the Applicant's Traffic Engineer, utilized the Institute of Transportation Engineers' (ITE's) Trip Generation, to determine the future trips generated by the development for the weekday AM and PM peak hours, as well as the daily weekend. The proposed site plan would generate approximately 325 AM peak hour trips, 242 PM peak hour trips, 2,329 weekday daily trips and 2,340 weekend daily trips. These trip counts are below VDOT's 870 regulations and therefore, VDOT Chapter 870 regulations do not apply to this application. Further information about traffic impacts and mitigations strategies will be addressed in future Rezoning submissions.

VI. PUBLIC FACILITIES. The Applicant plans to offset the project's public facility impacts with appropriate proffers as the review process continues.

VII. AFFORDABLE HOUSING. The project will provide affordable dwelling units as specified in the Ordinance.

VIII. HERITAGE RESOURCES. To the Applicant's knowledge, there are no structures of historical significance on the property and the property itself is not of historical significance.

COMPLIANCE WITH COMPREHENSIVE PLAN LANGUAGE, MCLEAN CBC

The property is located in Subarea 29 of the Mclean CBC in the McLean Planning District in Area II. The plan language for this subarea acknowledges the existence of the existing residential uses (The Ashby and the McLean House). The redevelopment or updating of these properties was not envisioned in the scope of the current Planning horizon. Growth in the current Plan has been shown as concentrated in the North and South Village areas. The Applicant presents that the proposed

project will serve to enhance the planned uses in the area directly adjacent to North Village(neighborhood convenience retail center) and provide the type of quality upgrades in architecture and site design that the CBC needs in order to further the overarching goals of the McLean CBC. The Applicant has been engaged with the Planning staff and District leadership regarding a Comprehensive Plan amendment allowing for the flexibility needed to incentivize redevelopment in this subarea while maintaining the important parameters of quality site design, landscaping and architecture.

COMPLIANCE WITH ZONING ORDINANCE REGULATIONS

Article 6: Planned Development District Regulations, Sect. 6-400

The proposed use of multifamily dwelling units is a permitted principal use in a PRM District and the associated commercial uses will conform with those specified secondary uses for the District. The development conforms to the standards set forth in Part 1 of Article 16 as discussed below and the use will comply with the performance standards set forth in Article 14. The minimum district size, bulk regulations, density and open space meet the requirements of Article 6.

Article 16: Sect. 16-101, General Standards for All Planned Developments

1. General Standard 1 requires conformance with the Comprehensive Plan. As discussed above, the proposed project embodies the overarching goals of the Comprehensive Plan for the McLean CBC to create a vibrant, mixed use environment. These objectives include the stabilization of the CBC as a community serving business and retail center, adherence to the McLean CBC Design Standards, and enhancement of the public streetscape and improvement of private property, especially large parking lots. The Plan specifically states that a *"concerted effort is needed to foster revitalization and encourage property owners to redevelop or improve their properties in conformance with the McLean CBC Design Standards"*. The Applicant has invested considerable capital into improving the interiors of the existing units at the Ashby; the proposed project represents a continuation of that commitment to improve the site, externally, and contribute to the revitalization of the CBC. As stated, the Applicant looks forward to working with staff on a Plan amendment which would facilitate revitalization in the subarea.
2. The Application meets General Standard 2 which requires a finding that the proposed planned development achieves the stated purpose and intent of the planned development more effectively than a conventional district. The property is already zoned PDH-40, albeit under a prior Zoning Ordinance and during a time of a suburban style site design. The PRM district will allow the flexibility needed to revitalize this dated site in a manner that open space and other essentially planned district qualities can be realized.

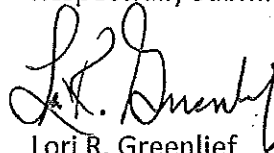
Narrative Statement of Justification
The Ashby Apartments Rezoning
October 5, 2012

3. There are no scenic assets or natural features to preserve on the property.
4. General Standard 4 requires that the development will not degrade the use or value of surrounding properties and will not hinder the development of surrounding undeveloped properties. The proposed development will successfully do the exact opposite in that surrounding properties will benefit greatly from the proposed mix of uses; additional retail and commercial establishments will serve the existing office uses and additional residents will serve the future North Village retail center. Surrounding properties will also benefit from the general upgrade in architecture, landscaping and site design that will be realized with this proposal.
5. The proposal meets General Standard 5 as adequate public facilities are available to serve the property.
6. General Standard 6 does not apply in that the site is in an area where connections to internal and external facilities already exist.

CONCLUSION

This application proposes a rezoning of the Property to facilitate the revitalization of this outdated site in order to create a development that furthers the goals and objectives of Comprehensive Plan, fosters a synergy with surrounding existing, proposed and planned uses, and will serve as a catalyze for future revitalization efforts in the CBC. For all of the aforementioned reasons, the applicant respectfully requests the Staff and Planning Commission endorse, and the Board of Supervisors approve this rezoning request.

Respectfully submitted by



Lori R. Greenlief
Land Use Planner
McGuireWoods LLP

Proffered Condition Amendment

PCA 2005-SU-026

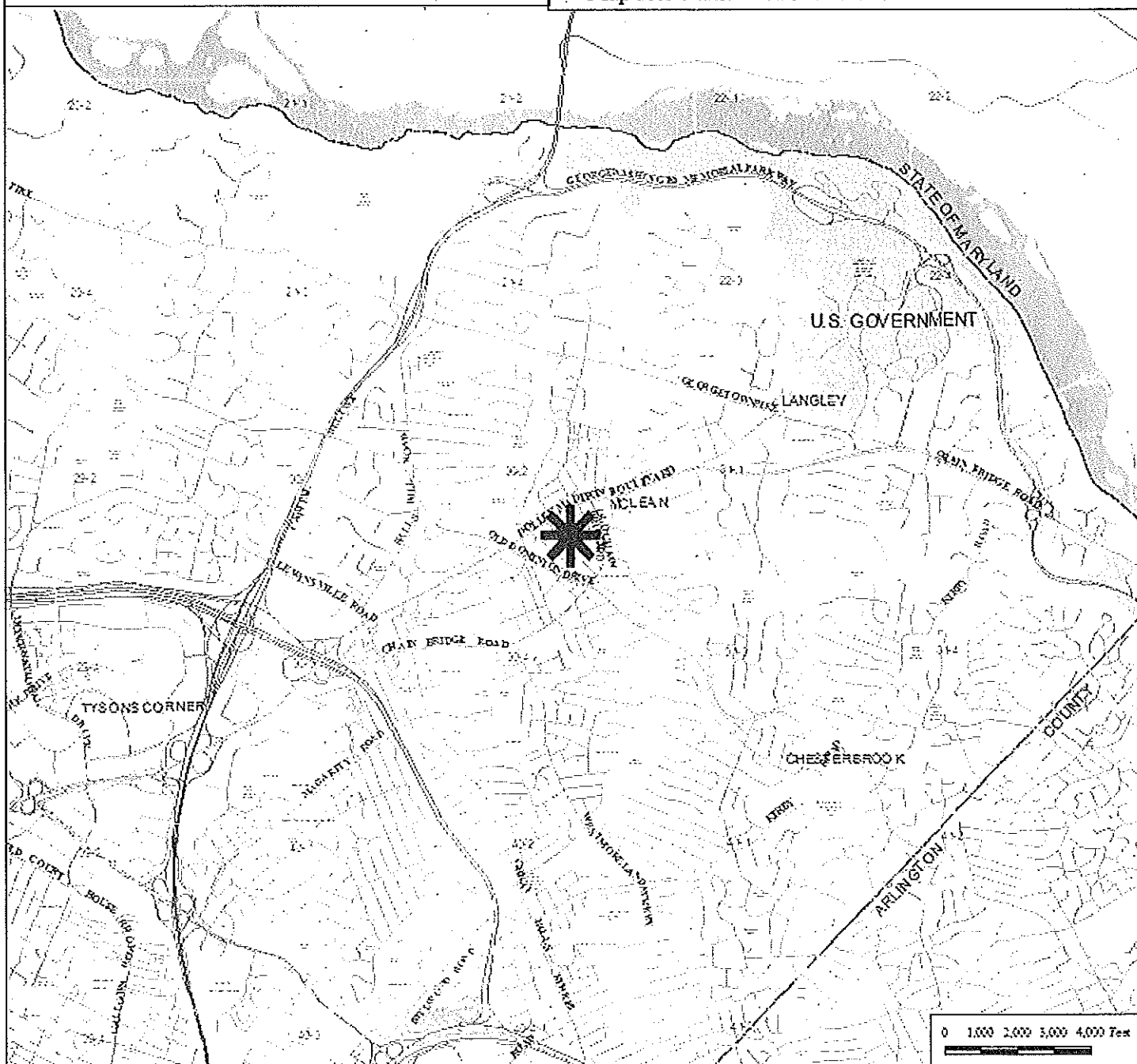


Applicant: WRIT LP
Accepted: 01/24/2013
Proposed: AMEND RZ -C-220 PERVIOUSLY
APPROVED FOR RESIDENTIAL
DEVELOPMENT TO PERMIT
DELETION OF LAND AREA

Area: 4.28 AC OF LAND; DISTRICT-DRANESVILLE

Located: 1350 BEVERLY ROAD, MCLEAN, VA 22101

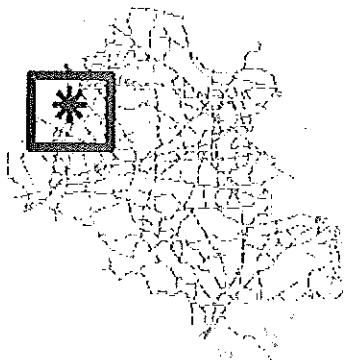
Zoning: PRM
Overlay Dist: SC HC CRD
Map Ref Num: 030-2-/01/ /0030B



0 1000 2000 3000 4000 Feet

Proffered Condition Amendment

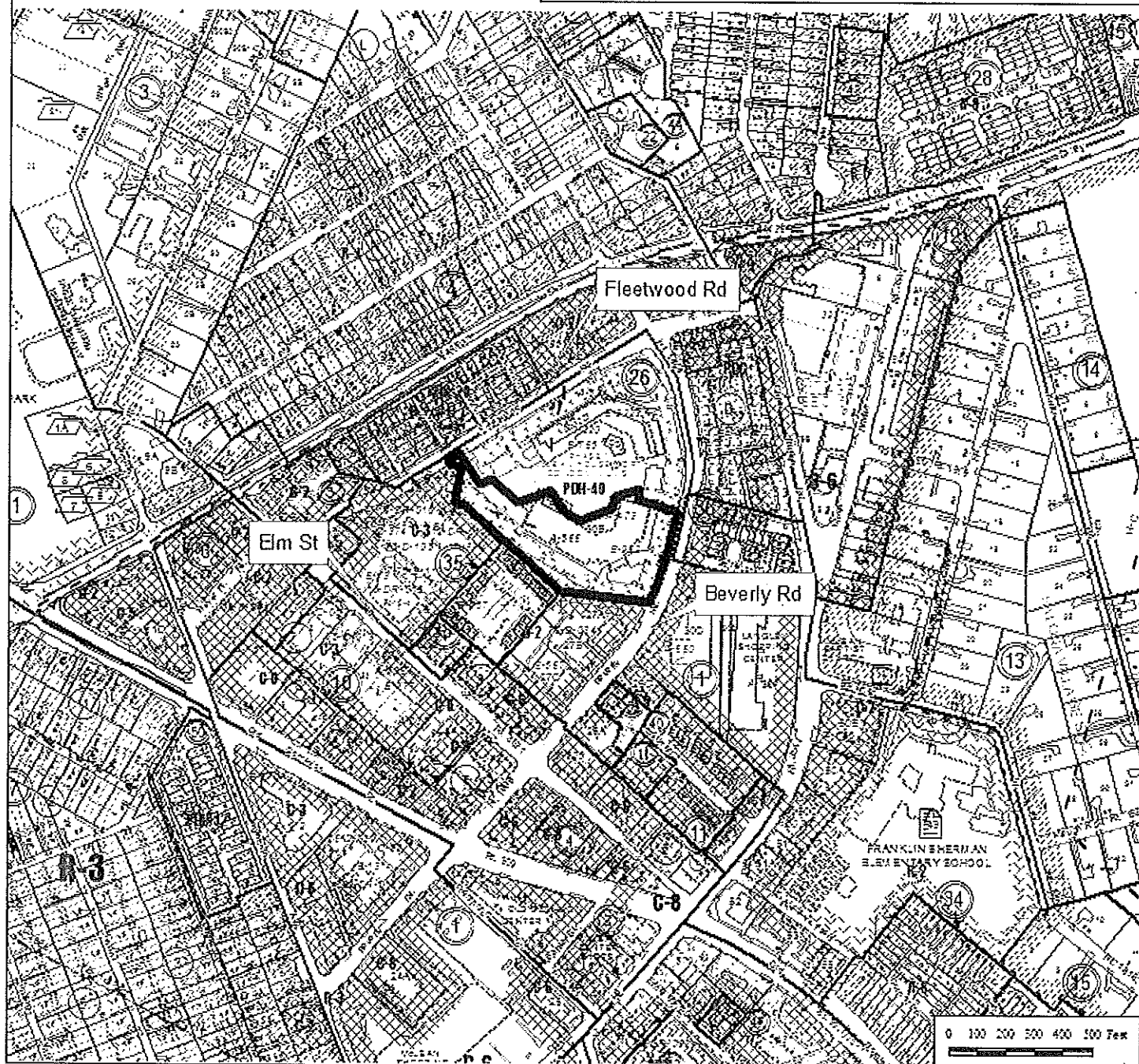
PCA 2005-SU-026



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DELETION OF LAND AREA

Area: 4.28 AC OF LAND; DISTRICT-DRANESVILLE
Located: 1350 BEVERLY ROAD, MCLEAN, VA 22101

Zoning: PRM
Overlay Dist: SC HC CRD
Map Ref Num: 030-2-/01/ /0030B



Rezoning Application

RZ 2013-DR-002

Applicant:	WRIT LP
Accepted:	01/24/2013
Proposed:	RESIDENTIAL
Area:	4.28 AC OF LAND; DISTRICT - DRANESVILLE

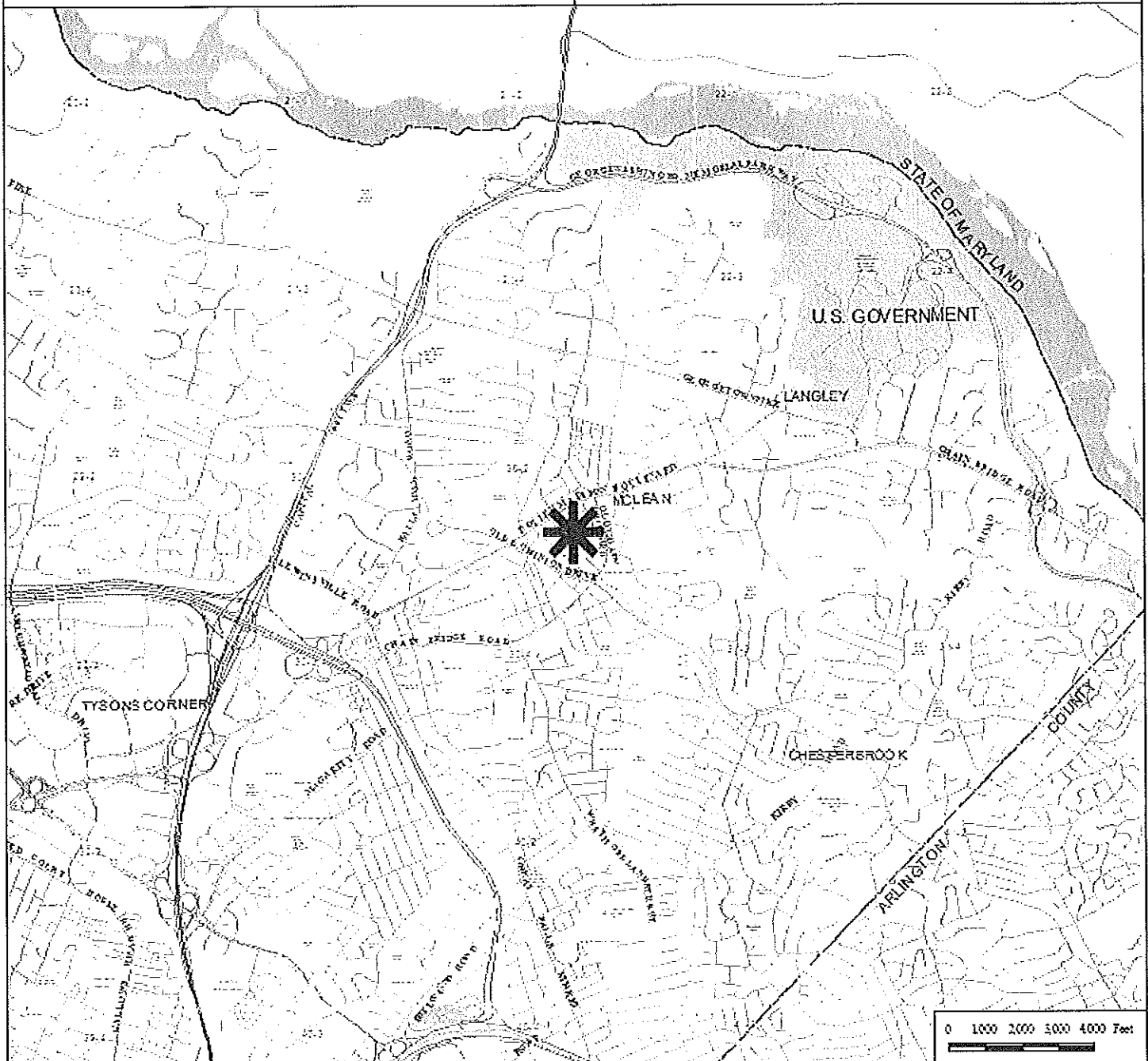
Located: 1350 BEVERLY ROAD, MCLEAN, VA 22101
Zoning: FROM PDH-40 TO PRM
Overlay Dist SC HC CRD
Map Ref Num: 030-2-/01-/0030B

Final Development Plan

FDP 2013-DR-002

Applicant:	WRIT LP
Accepted:	01/24/2013
Proposed:	RESIDENTIAL
Area:	4.28 AC OF LAND; DISTRICT - DRANESVILLE

Located: 1350 BEVERLY ROAD, MCLEAN, VA 22101
Zoning: PRM
Overlay Dist: SC HC CRD
Map Ref Num: 030-2-01/0030B



Rezoning Application

RZ 2013-DR-002

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Area: 4.28 AC OF LAND, DISTRICT - DRANESVILLE

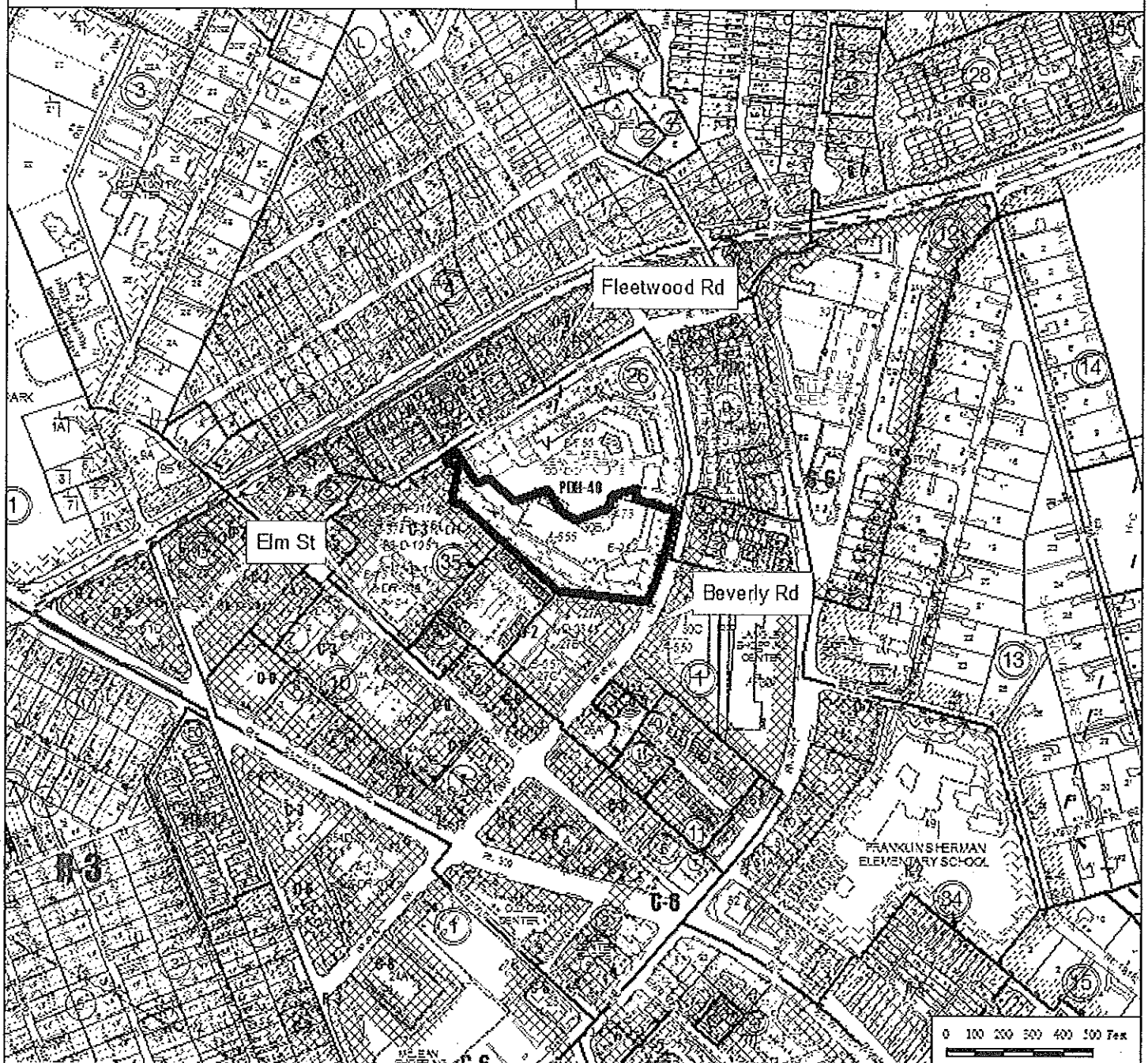
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Final Development Plan

FDP 2013-DR-002

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Located: 1350 BEVERLY ROAD, MCLEAN, VA 22101
Zoning: PRM
Overlay Dist: SC HC CRD
Map Ref Num: 030-2-/01/ /0030B



THE ASHBY AT MCLEAN

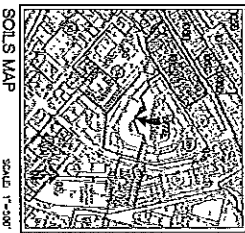
1350 BEVERLY ROAD, MCLEAN, VA 22101 - DRANESVILLE DISTRICT, FAIRFAX COUNTY

CONCEPTUAL / FINAL DEVELOPMENT PLAN

PARTIAL PROFFERED CONDITION AMENDMENT OF RZ C-220

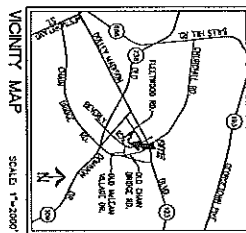
NOTES

- OWNER/ARCHITECT: TORTI GALLAS AND PARTNERS, 1300 Sully Road, Suite 400, Arlington, VA 22204
- PROPERTY IS LOCATED ON MAP NUMBER 30-1-0-0000 AND IS APPROXIMATELY 16,370 SF OR 4.20 ACRES.
- THE SITE IS CURRENTLY ZONED RZ-C-220 AND IS LOCATED WITHIN THE URBAN CONSERVATION DEVELOPMENT DISTRICT (UCDD), FAIRFAX COUNTY, VIRGINIA. THE SITE IS CURRENTLY ZONED RZ-C-220 AND IS LOCATED WITHIN THE URBAN CONSERVATION DEVELOPMENT DISTRICT (UCDD), FAIRFAX COUNTY, VIRGINIA.
- TO THE BEST OF OUR KNOWLEDGE, ALL UTILITY EXISTENCES WITHIN A 20' RADIUS OF THE PROPERTY ARE SHOWN ON THE PLAN.
- THE PLAN DOES NOT SHOW ALL EXISTING, EXPOSED, OR EXPOSED EXISTING UTILITY LINES OR DUCTS IN THE CHAIN OF TITLE.
- THE PROPOSED DEVELOPMENT IS SUBJECT TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES, AND ADAPTED STANDARDS, WHICH MAY BE APPLIED TO THE PROPOSED DEVELOPMENT.
- THE PROPOSED DEVELOPMENT IS SUBJECT TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES, AND ADAPTED STANDARDS, WHICH MAY BE APPLIED TO THE PROPOSED DEVELOPMENT.
- THE SITE IS ZONED RZ-C-220 AND IS LOCATED WITHIN THE URBAN CONSERVATION DEVELOPMENT DISTRICT (UCDD), FAIRFAX COUNTY, VIRGINIA.
- TO THE BEST OF OUR KNOWLEDGE, ALL UTILITY EXISTENCES WITHIN A 20' RADIUS OF THE PROPERTY ARE SHOWN ON THE PLAN.
- THE PLAN DOES NOT SHOW ALL EXISTING, EXPOSED, OR EXPOSED EXISTING UTILITY LINES OR DUCTS IN THE CHAIN OF TITLE.
- THE PROPOSED DEVELOPMENT IS SUBJECT TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES, AND ADAPTED STANDARDS, WHICH MAY BE APPLIED TO THE PROPOSED DEVELOPMENT.
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SOILS DATA TABLE

ROW #	ROW NAME	TOPOGRAPHY	SOIL TYPE	PERCENT	DEPTH	REMARKS
1	ROAD LANE	N/A	N/A	N/A	N/A	N/A



PARKING TABULATION

EXISTING PARKING: 1,500 SF
 PROPOSED PARKING: 1,500 SF
 TOTAL PARKING: 3,000 SF

LOADING TABULATION

EXISTING LOADING: 1,500 SF
 PROPOSED LOADING: 1,500 SF
 TOTAL LOADING: 3,000 SF

ZONING TABULATION

USE	AREA (SF)	PERCENT	REMARKS
RESIDENTIAL	16,370	100%	PROPOSED DEVELOPMENT

BUILDING AREA / FEA TABULATION

USE	AREA (SF)	PERCENT	REMARKS
RESIDENTIAL	16,370	100%	PROPOSED DEVELOPMENT

BUILDING AREA / FEA SUMMARY

USE	AREA (SF)	PERCENT	REMARKS
RESIDENTIAL	16,370	100%	PROPOSED DEVELOPMENT

SHEET INDEX

- P-001 COVER SHEET
- P-002 SITE LOCATION AND EXISTING VEGETATION MAP
- P-003 CONCEPTUAL AND FINAL DEVELOPMENT PLAN
- P-004 CONCEPTUAL LANDSCAPE PLAN
- P-005 CONCEPTUAL LANDSCAPE CALCULATIONS
- P-006 CONCEPTUAL STREETScape SECTIONS AND SITE DETAILS
- P-007 PRELIMINARY STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES PLAN
- P-008 PRELIMINARY UTILILITY ANALYSIS

COVER SHEET

THE ASHBY AT MCLEAN

1350 BEVERLY ROAD, MCLEAN, VA 22101

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TORTI GALLAS AND PARTNERS
Architects of Sustainable Community

GOROVE/SLADE ASSOCIATES, INC.
Transportation Planners and Engineers

WALTER L. PHILLIPS
INCORPORATED

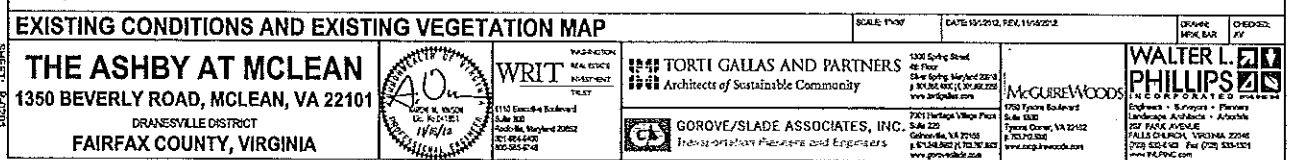
McGuire Woods
INCORPORATED

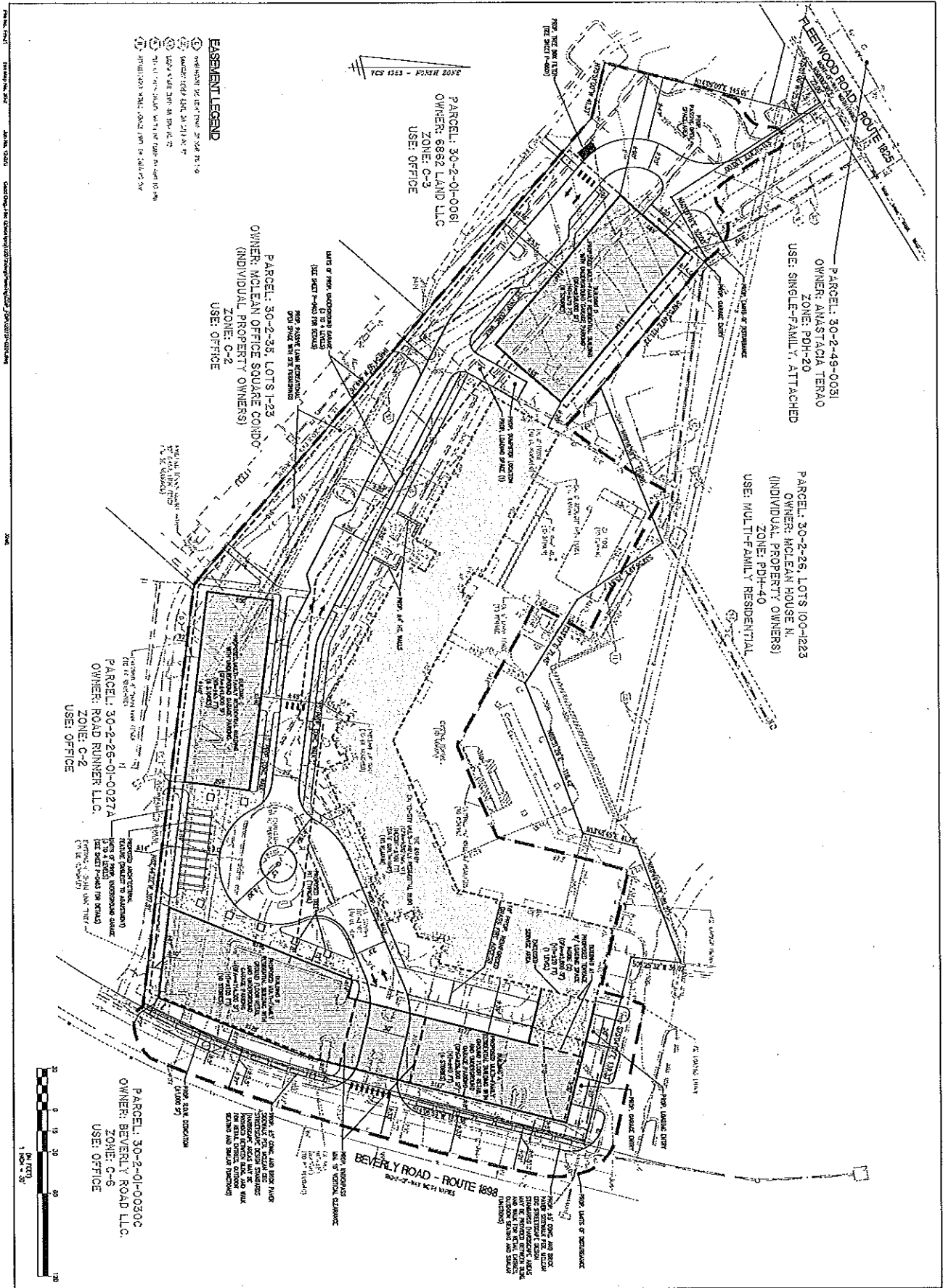
DATE: 11/16/2012 REV: 11/16/2012

SCALE: AS SHOWN

DRAWN: [Name]

CHECKED: [Name]





CONCEPTUAL AND FINAL DEVELOPMENT PLAN

THE ASHBY AT MCLEAN
1350 BEVERLY ROAD, MCLEAN, VA 22101
DRAVESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=50'

DATE: 11/15/2013, REV: 11/15/2013

WALTER L. PHILLIPS
INCORPORATED

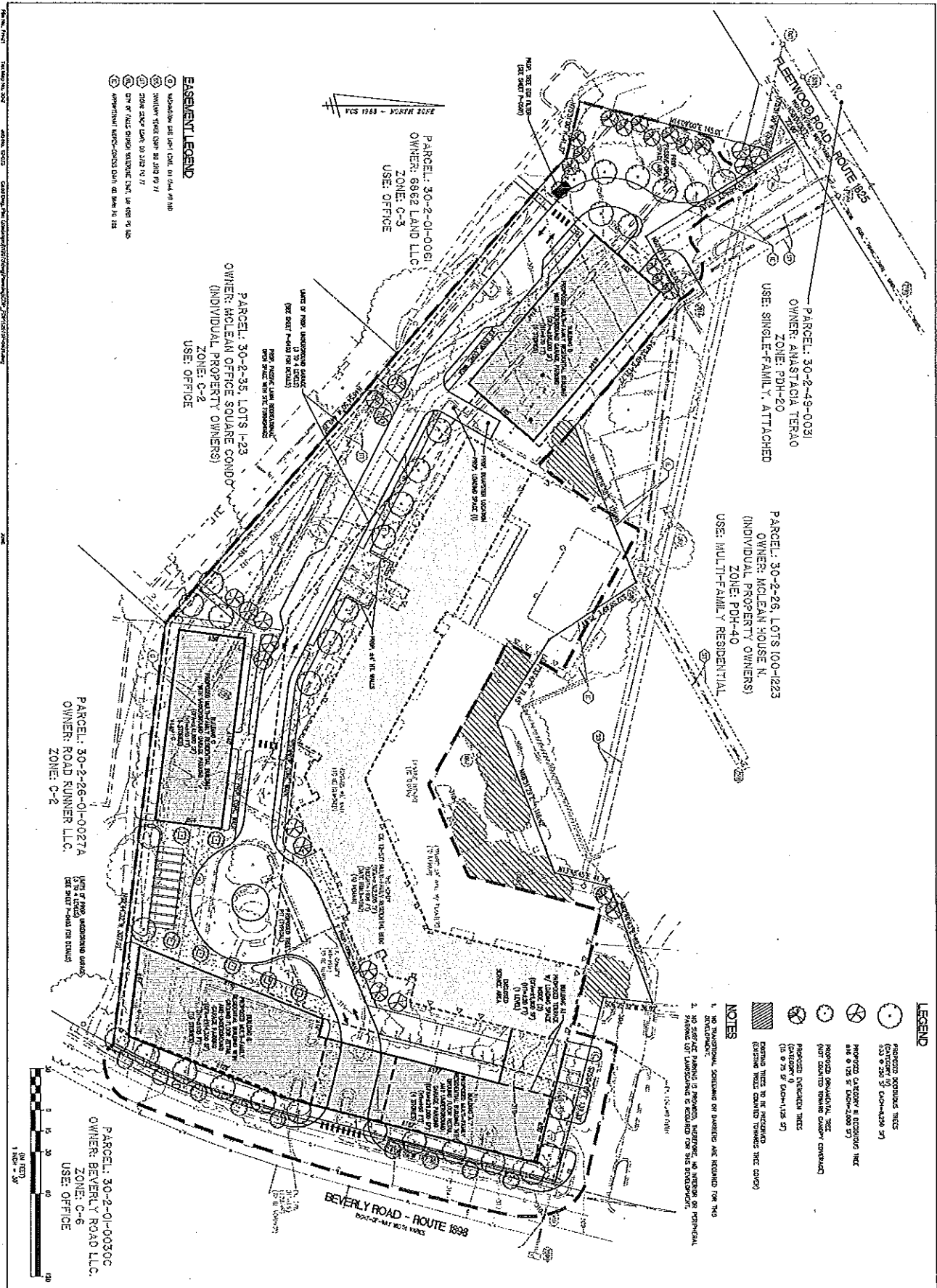
McGURREWOODS
1700 Tysons Boulevard
Suite 100
Tysons Corner, VA 22102
P: 703.212.1300
F: 703.212.1301
www.mcgurrewoods.com

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Architects of Sustainable Community

GOROVE/SLADE ASSOCIATES, INC.
Interior-Exterior Planning and Engineers

WRIT
1110 Executive Boulevard
Suite 300
Arlington, VA 22202
P: 703.444.4400
F: 703.444.4401
www.writva.com

McGURREWOODS
1700 Tysons Boulevard
Suite 100
Tysons Corner, VA 22102
P: 703.212.1300
F: 703.212.1301
www.mcgurrewoods.com



CONCEPTUAL LANDSCAPE PLAN

THE ASHBY AT MCLEAN
1350 BEVERLY ROAD, MCLEAN, VA 22101
DRAVESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1/4" = 1'

DATE: 11/15/2012, REV: 11/15/2012

DRIVER: MPEL/EAR

CHECKED: JF

LEGEND

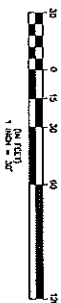
- PROPOSED STRUCTURES (CAUTION: 1" = 10'-0" SCALE)
- PROPOSED OUTDOOR & DECORATIVE TREES (CAUTION: 1" = 10'-0" SCALE)
- PROPOSED LANDSCAPE TREES (CAUTION: 1" = 10'-0" SCALE)
- PROPOSED DECORATIVE TREES (CAUTION: 1" = 10'-0" SCALE)
- PROPOSED TREES TO BE REMOVED (CAUTION: 1" = 10'-0" SCALE)

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FAIRFAX COUNTY, VIRGINIA

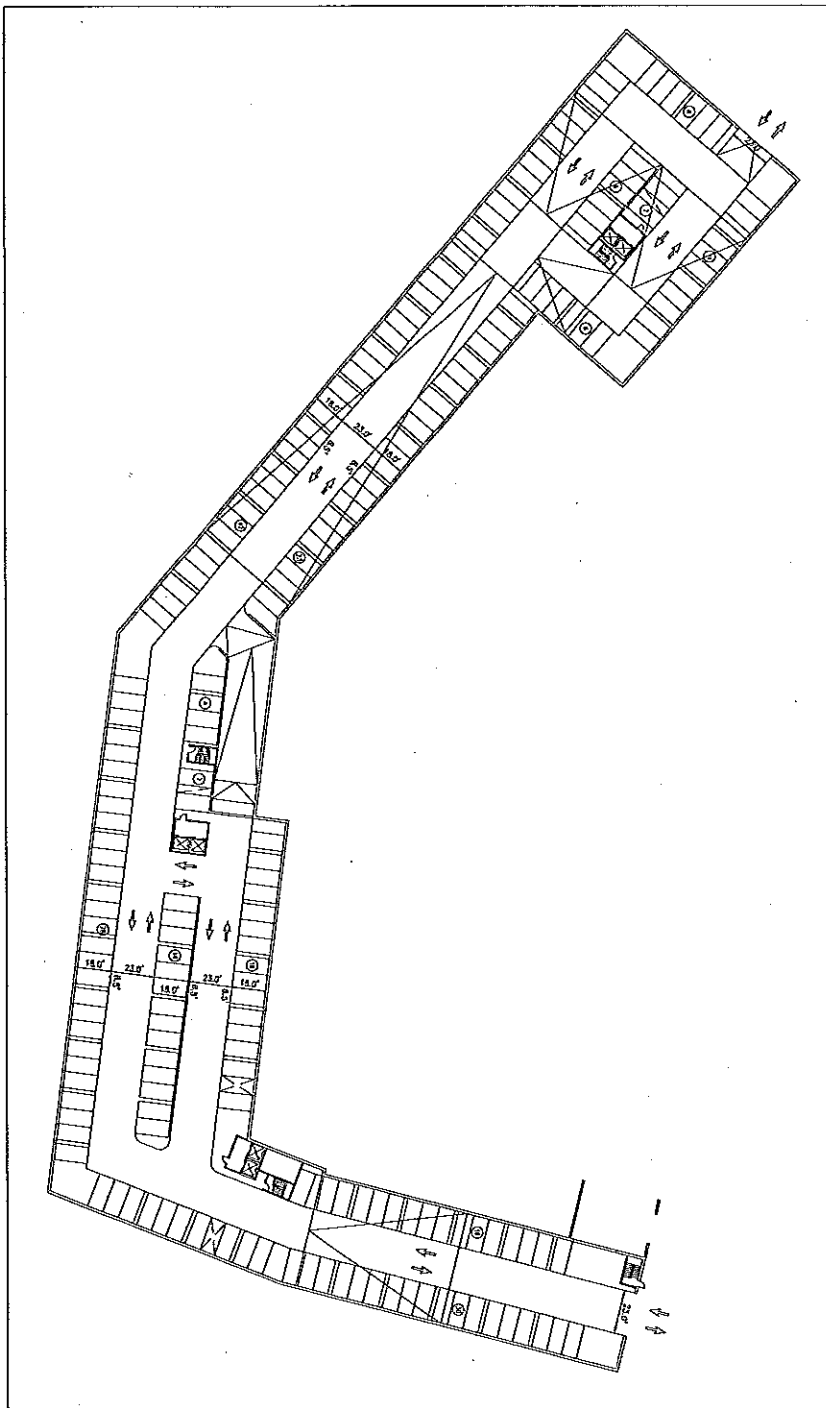
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Architects of Sustainable Community

GROVE/SLADE ASSOCIATES, INC.
Landscape Architects and Engineers

WALTER L. PHILLIPS
1700 Tyne Boulevard
Suite 100
Tyne Corner, VA 22132
703.221.1000



CONCEPTUAL TYPICAL GARAGE LAYOUT (PREPARED BY ARCHITECT)
 SCALE 1" = 30'
 1. THIS LAYOUT IS CONCEPTUAL, AND SUBJECT TO ADJUSTMENT WITH FINISH PLANS.
 2. THIS LAYOUT IS CONCEPTUAL TYPICAL OF ALL GARAGE LEVELS. GARAGE WILL BE 3 OR 4 LEVELS.



CONCEPTUAL PROPOSED GARAGE LAYOUT

SCALE 1"=30'

DATE: 10/10/12, REV: 11/06/2012

DRAWN: JACOB SAA

CHECKED: PJ

THE ASHBY AT MCLEAN
 1350 BEVERLY ROAD, MCLEAN, VA 22101
 DRAVESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



WRIT
 ARCHITECT
 2110 Executive Boulevard
 Suite 200
 Springfield, Virginia 22152
 Tel: 703.555.4142
 Fax: 703.555.4142

TORTI GALLAS AND PARTNERS
 Architects of Sustainable Community
 1300 Spring Street
 4th Floor
 Silver Spring, Maryland 20910
 Tel: 301.586.0342
 Fax: 301.586.2725
 www.tortigallas.com

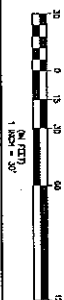
GROVE/SLADE ASSOCIATES, INC.
 Transportation Planners and Engineers
 7201 Heritage Village Plaza
 Suite 200
 Gaithersburg, MD 20878
 Tel: 301.946.3400
 Fax: 301.946.3401
 www.groveslade.com

McGUIREWOODS
 1750 Tysons Boulevard
 Suite 1550
 Tysons Corner, VA 22102
 Tel: 703.721.2200
 Fax: 703.721.2200
 www.mcguirewoods.com

WALTER L. PHILLIPS
 INCORPORATED
 Engineers • Surveyors • Planners
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 227 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 Tel: 703.831.0100 Fax: 703.831.0001
 www.WLPinc.com

[illegible]


Table 12.10 10-year Tree Canopy Calculation Worksheet		
Site	Totals	Reference
A. Tree Transplantation Target and Minimum		
A.1 Place the Tree Transplantation Target estimations and	SEE	see § 12-202 for full
reference(s) being provided for 10-year tree canopy	TABLE C-2	of required elements and
rehabilitation		see Exhibit
B. Tree Canopy Requirement		

[illegible]

THE ASHBY AT MCLEAN
1350 BEVERLY ROAD, MCLEAN, VA 22101
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA



WRIT
WASHINGTON
REAL ESTATE
INVESTMENT
TRUST
6110 Executive Boulevard
Suite 800
Rockville, Maryland 20852
301-984-8400
800-325-8748

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Architects of Sustainable Community

GOROVE/SLADE ASSOCIATES, INC.
Transmission Fitters and Engineers

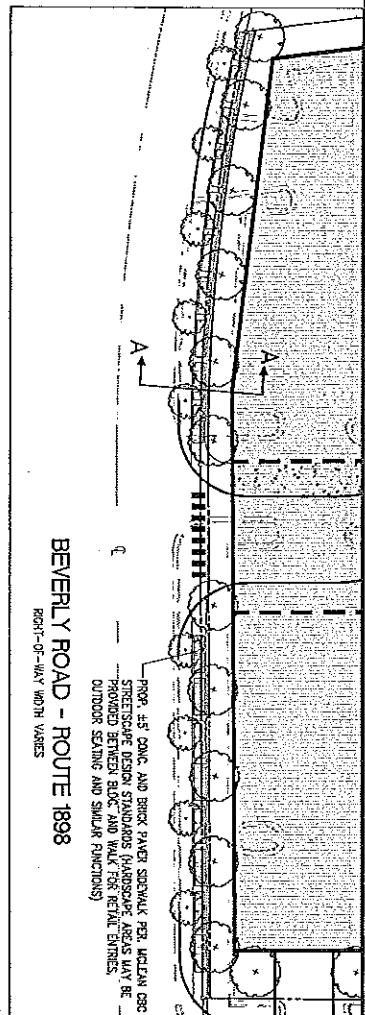
S 1335 Spring Street
4th Floor
Silver Spring, Maryland
p. 301.584.4552 / f. 301.584.4553
www.bepiggyback.com

C. 7301 Heritage Village
Suite 220
Gaithersburg, MD 20878
p. 301.284.3862 / f. 301.284.3863
www.bepiggyback.com

McGUIRE
1755 Tysons Boulevard
Suite 1000
Tysons Corner, VA 22102
p. 703.215.5000
www.mcguirewoods.com

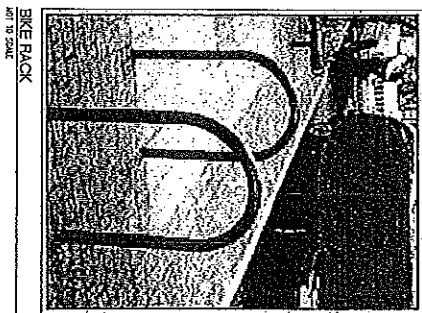
WALTER L. PHILLIPS
INCORPORATED
Engineers • Surveyors • Planners
Landscape Architects • Architects
257 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 536-1123 Fax (703) 533-1301
www.WALPHINC.com

PLAN VIEW
SCALE 1" = 20'

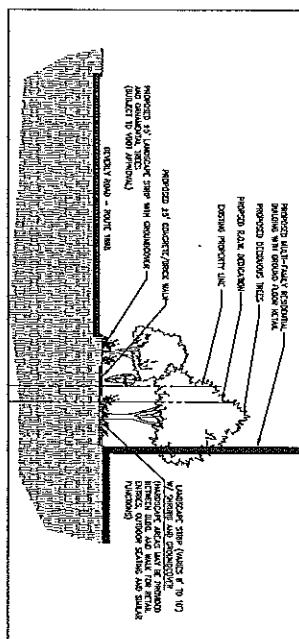


TYPICAL SECTION ALONG BEVERLY ROAD
SCALE 1" = 20'

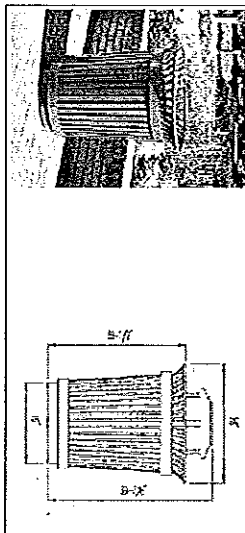
ON STREET PARKING	8'
TRAVEL LANE	11'
TRAVEL LANE	11'
BIKE LANE (NO STRIPING)	5'
ON STREET PARKING	8'



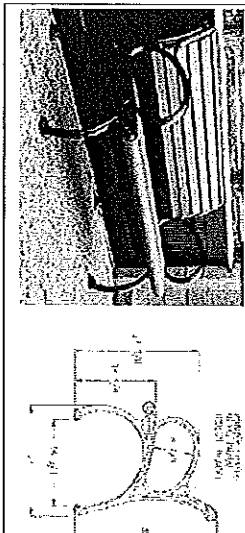
SECTION A - CROSS-SECTION
SCALE 1" = 10'



All street furnishings shall be Black in color.
Victor Stanley RB-36S-2A with ashtray (not pictured in photo)



Landscape Forms Plasterwell bench with wood back and seat.



CONCEPTUAL STREETSCAPE SECTIONS AND SITE DETAILS

THE ASHBY AT MCLEAN
1350 BEVERLY ROAD, MCLEAN, VA 22101
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA



WRIT
1110 Executive Boulevard
Suite 100
Rockville, Maryland 20852
(301) 948-8121
(301) 948-8142

TORTI GALLAS AND PARTNERS
Architects of Sustainable Community
1300 Spring Street
4th Floor
Spring, Maryland 20781
(301) 586-8800
www.tortigallas.com

GOROVE/SLADE ASSOCIATES, INC.
Transportation Planners and Engineers
2001 Heritage Village Place
Suite 100
Gaithersburg, VA 20878
(301) 242-2800
www.gorove-slade.com

McGUIREWOODS
2001 Heritage Village Place
Suite 100
Gaithersburg, VA 20878
(301) 242-2800
www.mcguirewoods.com

WALTER L. PHILLIPS
Landscape Architects + Planners
10000 Lee Highway
Suite 100
Falls Church, Virginia 22044
(703) 533-4333
www.wlpnc.com

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INCORPORATED
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207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-4143 Fax (703) 533-1361
www.WLPAC.com

